

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Building Board of Appeals for the City of Grapevine, Texas, met on Monday evening, May 14, 2018, at 6:00 P.M. in the Planning and Zoning Conference Room, 2nd Floor, 200 South Main Street, Grapevine, Texas, for a Briefing Session with the following members present to wit:

Joe Lipscomb	Chairman
Jerrold Sklar	Vice-Chairman
Clint Hallman	Member
Paul Biesiadny	Member
Paul Coventry	Member
Shea Kirkman	Member
Neal Cooper	Alternate

constituting a quorum with Member Kosse Maykus absent. Also present were City Council Representative, Chris Coy and the following City Staff:

Scott Williams	Development Services Director / Building Official
Don Dixon	Assistant Building Official
Connie Cook	Development Services Assistant

CALL TO ORDER

Chairman Joe Lipscomb called the Briefing Session of the Building Board of Appeals to order at approximately 6:00 P.M.

NEW BUSINESS

Scott Williams briefed the Building Board of Appeals regarding the item scheduled to be heard in the regular public hearing.

ADJOURNMENT

With no further discussion, the meeting was adjourned at approximately 6:08 P.M.

Jerrold Sklar made a motion to accept the minutes of the March 19, 2018, Briefing Session and Public Hearing. Clint Hallman seconded the motion which prevailed by the following vote:

Ayes: Lipscomb, Sklar, Hallman, Biesiadny, Coventry, Kirkman, Cooper
Nays: None
Absent: Maykus

ADJOURNMENT

With no further discussion, Shea Kirkman made a motion to adjourn. Neal Cooper seconded the motion, which prevailed by the following vote:

Ayes: Lipscomb, Sklar, Hallman, Biesiadny, Coventry, Kirkman, Cooper
Nays: None
Absent: Maykus

The meeting was adjourned at approximately 6:26 p.m.

PASSED AND APPROVED BY THE BUILDING BOARD OF APPEALS OF THE CITY OF GRAPEVINE, TEXAS, ON THE 8TH DAY OF OCTOBER 2018.

APPROVED:


CHAIRMAN


SECRETARY

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Building Board of Appeals for the City of Grapevine, Texas, met in regular session, Monday evening, May 14, 2018, at 6:15 p.m., in the City Council Chambers, 2nd Floor, 200 South Main Street, Grapevine, Texas with the following members present:

Joe Lipscomb	Chairman
Jerrold Sklar	Vice-Chairman
Clint Hallman	Member
Paul Biesiadny	Member
Paul Coventry	Member
Shea Kirkman	Member
Neal Cooper	Alternate

constituting a quorum with Member Kosse Maykus absent. Also present were City Council Representative, Chris Coy and the following City Staff:

Scott Williams	Development Services Director / Building Official
Don Dixon	Assistant Building Official
Connie Cook	Development Services Assistant

CALL TO ORDER

Chairman Joe Lipscomb called the Public Hearing to order at approximately 6:15 p.m.

PUBLIC HEARING

**BUILDING BOARD OF APPEALS TO CONSIDER BUILDING BOARD OF APPEALS
CASE BBA18-04, 3922 W T PARR ROAD**

The Building Board of Appeals considered BBA18-04 submitted by property owner David Little for property located at 424 Ball Street, legally described as Lot 1, Block 1, C.M. Grove Addition. The request was to Grapevine Code of Ordinances, Chapter 7, Article IV, Fences:

Section 7-127, Fences, Front Yard Requirements, requires fences constructed in a required or established front yard to be 36 inches or less in height, and have at least 50 percent through vision, and on properties zoned R-20 Single Family District with a lot size in excess of 50,000 square feet may be a maximum of 48 inches in height, and have at least 50 percent through vision.

Mr. Williams explained that Mr. Little had applied for a variance prior to the adoption of the amendments to the fence ordinance. The original variance requested was for a four-foot (4') tall fence, more than 50% open, with five-foot (5') columns. Following the adoption of the amendments, Mr. Little reduced the columns to four-feet (4'), so no variance would be required. However, it was discovered the subject lot was 43,650

square feet, which was below the 50,000 square foot threshold established by Council on May 1, 2018.

With no questions for Mr. Williams, David Little of 3922 W T Parr Road, Grapevine, Texas, addressed the Board; he gave a brief presentation to the Board and requested favorable consideration of his request and offered to answer any questions of the Board.

With no questions for Mr. Little, City Council Representative, Chris Coy addressed the Board; he explained Council's conclusion of the amendments and the stipulation of 50,000 square feet or higher. He stated that Council did not want all R-20 zoned properties to be allowed to have a four-foot (4') fence in the front yard, but he did not feel that the 50,000 square foot threshold needed to be particularly binding.

With no questions for Mr. Coy, and no additional speakers, Paul Coventry made a motion to close the public hearing. Clint Hallman seconded the motion which prevailed by the following vote:

Ayes: Lipscomb, Sklar, Hallman, Biesiadny, Coventry, Kirkman, Cooper
Nays: None
Absent: Maykus

Shea Kirkman made a motion that a special condition existed. Specifically, this was a large, R-20 zoned property, with a large lot to the south, and lots to the north that abutted the subject property with their rear lot lines that created a solid fence that ran the length of the side property line of the subject property. Jerrold Sklar seconded the motion which prevailed by the following vote:

Ayes: Lipscomb, Sklar, Hallman, Biesiadny, Coventry, Kirkman, Cooper
Nays: None
Absent: Maykus

Jerrold Sklar made a motion to approve the variance to Section 7-127, Fences, Front Yard Requirements, allowing a four-foot (4') wrought iron fence along the front property line as well as the south property line with more than 50% through vision within the required and established front yard and a sixty-inch (60") wrought iron electric gate with four-foot (4') masonry columns, on a lot zoned R-20, with a lot size of 43,650 square feet within the required and established front yard as shown on the site plan. Clint Hallman seconded the motion which prevailed by the following vote:


Ayes: Lipscomb, Sklar, Hallman, Biesiadny, Coventry, Kirkman, Cooper
Nays: None
Absent: Maykus

MINUTES

Next for the Board to consider was the minutes of the March 19, 2018, Briefing Session and Public Hearing.

PASSED AND APPROVED BY THE BUILDING BOARD OF APPEALS OF THE CITY
OF GRAPEVINE, TEXAS, ON THE 8TH DAY OF OCTOBER, 2018.

APPROVED:


CHAIRMAN


SECRETARY